

**STREET RETAIL/COMMUNITY FACILITY/FITNESS/MEDICAL/
MIXED USE/OFFICE/QSR/RESTAURANT/SHOPPING CENTER**

NOSTRAND PLACE

Located at 3780-3852 Nostrand Avenue Between Avenue Y and Avenue Z

SHEEPSHEAD BAY
BROOKLYN | NY

Up to
7,157 SF
Available for Lease



SPACE DETAILS

LOCATION

Nostrand Avenue between Avenues Y and Z

SIZE

Ground Floor

Space A	4,157 SF*
Space B	3,000 SF*
*Spaces A and B can be combined	7,157 SF
Space C	3,081 SF
Space D (lease out)	2,108 SF

Second Floor

Space E	3,300 SF
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FRONTAGE

Space A	38 FT on Nostrand Avenue
Space B	34 FT on Nostrand Avenue
Total	72 FT on Nostrand Avenue

STATUS

Space A	Former BUYK
Space B	Former Chase Bank
Space C	Former Chopstix
Space D	Former 99¢ and Plus
Space E	Former Bogoraz Law Group

POSSESSION

Arranged

NEIGHBORS

Rite Aid, ALDI, Blink Fitness, Flaming Grill and Modern Buffet, Advance Auto Parts, Investor Bank

COMMENTS

Densely populated Sheepshead Bay neighborhood of Brooklyn, NY

Dedicated parking lot in rear of building

Located just 2 blocks north of Shore/Belt Parkway, three blocks from the Emmons Ave waterfront

TRANSPORTATION

2019 Ridership Report

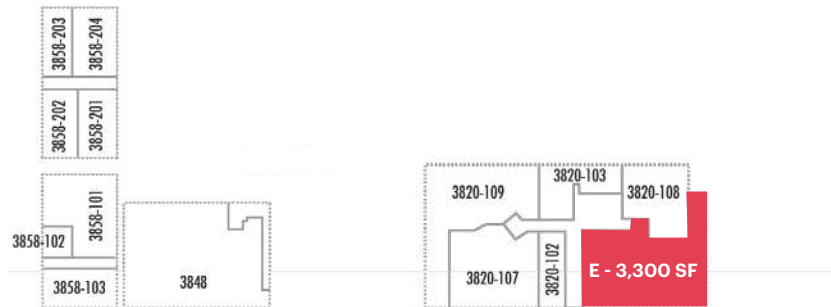
Bus B36

Annual	3,562,531
Weekday	11,795
Weekend	10,265

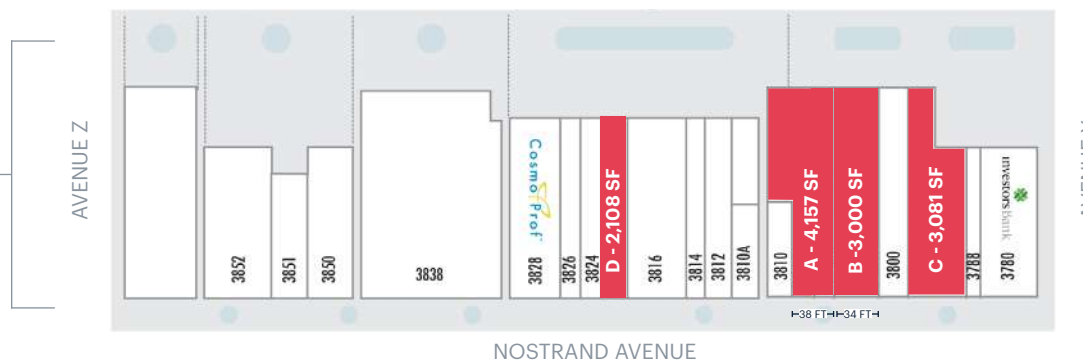
Bus B44

Annual	10,079,995
Weekday	31,375
Weekend	38,484

SITE PLAN - SECOND FLOOR



SITE PLAN - GROUND FLOOR



SITE PHOTO



SITE PHOTO



SITE PHOTO



SITE PHOTO

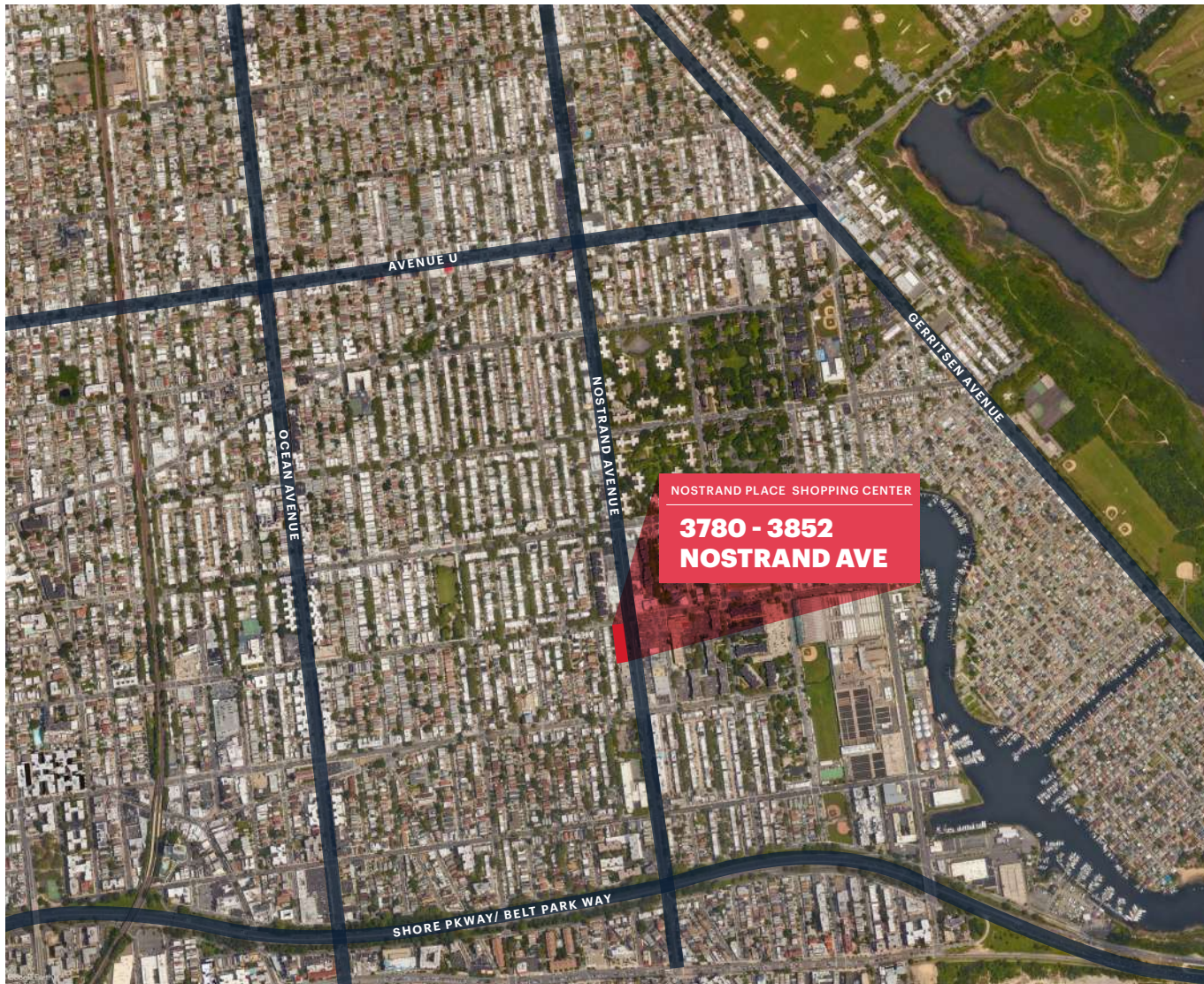


SPACE D

SITE PHOTO



AREA MAP



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